

**45-075 Waikalua Road Unit T, Kaneohe 96744 \* \$2,150,000**

Sold Price: \$2,060,000      Sold Date: 08-05-2022      Sold Ratio: 96%  
 Beds: **4**      MLS#: **202208748, FS**      Year Built: **2016**  
 Bath: **3/1**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **3,250**      List Date & DOM: **06-17-2022 & 18**      Total Parking: **4**  
 Land Sq. Ft.: **6,582**      Condition: **Excellent**      [Assessed Value](#)  
 Lanai Sq. Ft.: **566**      Frontage: **Ocean, Waterfront**      Building: **\$526,000**  
 Sq. Ft. Other: **0**      Tax/Year: **\$829/2022**      Land: **\$1,186,400**  
 Total Sq. Ft. **3,816**      Neighborhood: **Waikalua**      Total: **\$1,712,400**  
 Maint./Assoc. **\$592 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **Two / No**  
 Parking: **2 Car, Garage**      Frontage: **Ocean, Waterfront**  
[Zoning](#): **05 - R-5 Residential District**      View: **Mountain, Ocean**

**Public Remarks:** OCEANFRONT HOME! Spectacular ocean, Kaneohe Bay, and Koolau mountain views await you from this waterfront residence in the highly desirable Waikalua Bayside community! This 4 bedroom/3.5 bath home boasts high ceilings, open floor plan, 2 primary suites, 2 lanai areas, a double car garage, and large picture windows. Features include quartz counters, ceramic tile flooring, gas range, stainless steel appliances, split AC and laundry room. Easy access to downtown Honolulu, Oahu's military bases, some of the world's best beaches, schools, parks, golf courses and shopping centers. Maintenance fee includes sewer, water, common area electricity, common area plumbing, front yard landscaping maintenance and road maintenance. **Sale Conditions:** Lender Sale **Schools:** [Parker](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                | Price                       | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|--|-----------------------------|----------|---------------|---------------|-----|
| <a href="#">45-075 Waikalua Road T</a> | <a href="#">\$2,150,000</a> | 4 & 3/1  | 3,250   \$662 | 6,582   \$327 | 18  |

| Address                                | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-075 Waikalua Road T</a> | \$829   \$592   \$0 | \$1,186,400   | \$526,000         | \$1,712,400    | 126%  | 2016 & NA        |

| Address                                | Sold Price  | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|--|-------------|------------|------------|----------------|--------------|
| <a href="#">45-075 Waikalua Road T</a> | \$2,060,000 | 08-05-2022 | 96%        | 96%            | Conventional |

[45-075 Waikalua Road T](#) - MLS#: [202208748](#) - OCEANFRONT HOME! Spectacular ocean, Kaneohe Bay, and Koolau mountain views await you from this waterfront residence in the highly desirable Waikalua Bayside community! This 4 bedroom/3.5 bath home boasts high ceilings, open floor plan, 2 primary suites, 2 lanai areas, a double car garage, and large picture windows. Features include quartz counters, ceramic tile flooring, gas range, stainless steel appliances, split AC and laundry room. Easy access to downtown Honolulu, Oahu's military bases, some of the world's best beaches, schools, parks, golf courses and shopping centers. Maintenance fee includes sewer, water, common area electricity, common area plumbing, front yard landscaping maintenance and road maintenance. **Region:** Kaneohe **Neighborhood:** Waikalua **Condition:** Excellent **Parking:** 2 Car, Garage **Total Parking:** 4 **View:** Mountain, Ocean **Frontage:** Ocean, Waterfront **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Lender Sale **Schools:** [Parker](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market